



**MLS # 71451120 - Active
Single Family - Detached**

**20 GAMMONS ROAD
Newton, MA : Waban 02468
Middlesex County**

List Price: **\$3,200,000**

Style: **Colonial**
Color: **Taupe**
Grade School: **ZERVAS**
Middle School: **OAK HILL**
High School: **SOUTH**
Handicap Access/Features:
Neighborhood/Sub-Division: **WABAN**
Directions: **CHESTNUT ST TO BYFIELD RD, RIGHT ON GAMMONS RD**

Total Rooms: **13**
Bedrooms: **6**
Bathrooms: **6f 2h**
Master Bath: **Yes**
Fireplaces: **1**

Remarks

GREAT LOCATION ON QUIET TREE LINED STREET - JUST COMPLETED QUALITY NEW CONSTRUCTION - BUILT FOR TODAY'S LIVING WITH OPEN FLOOR PLAN - IDEAL FOR INDOOR AND OUTDOOR ENTERTAINING. 6+ BEDROOMS INCLUDING ONE ON FIRST FLOOR WITH FULL EN SUITE BATHROOM. PRIVATE MASTER SUITE WITH LARGE PRIVATE DECK. MAGNIFICENT BLUESTONE PATIO WITH FIREPIT, WALK OUT LOWER LEVEL..1/2 MILE TO WABAN SQUARE, SHOPS AND T...

Property Information

Approx. Living Area: **8310 sq. ft.** Approx. Acres: **0.33 (14387 sq. ft.)** Garage Spaces: **2 Detached, Garage Door Opener, Storage**
Living Area Includes: Heat Zones: **5 Radiant, Gas, Hydro Air** Parking Spaces: **4 Off-Street, Paved Driveway**
Living Area Source: **Measured** Cool Zones: **5 Central Air** Approx. Street Frontage:
Living Area Disclosures: **Includes 2145 in lower level.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Wainscoting
Family Room:	1		Fireplace, Ceiling - Beamed, Flooring - Hardwood, French Doors, Exterior Access, Recessed Lighting, Sunken
Kitchen:	1		Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Exterior Access, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Closet, Flooring - Hardwood, French Doors, Deck - Exterior, Double Vanity, Recessed Lighting
Bedroom 2:	2		Bathroom - Full, Flooring - Hardwood
Bedroom 3:	2		Bathroom - Full, Flooring - Hardwood
Bedroom 4:	2		Bathroom - Full, Flooring - Hardwood
Bedroom 5:	1		Bathroom - Full, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half
Bath 3:	1		Bathroom - Half
Laundry:	2		Flooring - Stone/Ceramic Tile
Bedroom:	1		Bathroom - Full, Closet, Flooring - Hardwood
Bedroom:	3		Bathroom - Full, Closet, Flooring - Hardwood
Play Room:	3		Flooring - Hardwood
Play Room:	B		Flooring - Wall to Wall Carpet
Media Room:	B		Flooring - Wall to Wall Carpet
Bedroom:	B		Bathroom - Full, Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vacuum System, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Highway Access, House of Worship, Public School, T-Station**
Basement: **Yes Full, Finished, Walk Out**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Shingles**
Exterior Features: **Deck - Wood, Patio, Professional Landscaping, Sprinkler System, Decorative Lighting, Stone Wall**
Flooring: **Wall to Wall Carpet, Hardwood, Stone / Slate**
Foundation Size: **0**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full, Spray Foam**
Interior Features: **Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub**
Lot Description: **Paved Drive, Easements**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Oven**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Adult Community: **Yes**
Disclosure Declaration: **No**
Disclosures: **Owner is related to agent.**
Exclusions:
Facing Direction: **West**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **2012** Source: **Builder**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2012**
Book: **0** Page: **0**
Cert:
Zoning Code: **RES**
Map: Block: Lot: